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TRANSFER
TAX
PAID

WARRANTY DEED

Know All Men By These Presents

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That Waterville Area Industrial Development Corporation, a Maine corporation, with a place of business in Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by Jane Bickford, of Fairfield, County of Somerset and State of Maine, and whose mailing address is 40 Mountain Road, Fairfield, ME 04937, the receipt whereof it does hereby acknowledge, does hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Jane Bickford, her heirs and assigns forever,

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows:

Lot No. 13 in the Waterville Industrial Park as more fully appears on a Plan of Waterville Industrial Park by A.E. Hodsdon, Consulting Engineers, and Verne D. Pinney, Registered Land Surveyor, dated June 1980, and recorded in the Kennebec County Registry of Deeds in File No. E-80193, consisting of approximately 4.34 acres. Reference may be had to said recorded Plan for a more particular description.

Subject, however, to a thirty (30) foot wide sewer easement along the easterly boundary as depicted on said Plan.

Excepting and reserving all rights and title to the unnamed street shown on said Plan which runs from Industrial Road between Lots 6 and 8 to the premises conveyed herein, but conveying a right of way twenty (20) feet in width for ingress and egress from Industrial Road over said unnamed street along the easterly boundary of Lot 6 to the premises conveyed herein.

The conveyance is made upon the express condition that the Grantee construct an addition to the existing Eagle Rental building presently situated on adjacent Lot 2 of at least four thousand (4,000) square feet to be located partially on Lot 2 and partially on Lot 13 within one (1) year from the date of this deed. In the event this condition is not met, the premises shall revert to the Grantor.

The premises are also conveyed subject to the following restrictions which shall be covenants running with the land and binding upon the Grantee, his heirs and assigns:

1. The premises shall be used exclusively for commercial or industrial purposes.
2. Any portion of the premises originally acquired from Lewis J. Rosenthal shall not be used for residential purposes nor a shopping center for fifty (50) years from February 28, 1958 in accordance with the terms and meaning of the restriction set forth in the deed from Lewis J. Rosenthal to Waterville Area Industrial Development Corporation dated February 28, 1958 and recorded in the Kennebec County Registry of Deeds in Book 1110, Page 243.
3. Construction and building design shall be approved by the Grantor and all buildings on said premises shall be in harmony with other buildings located in the Industrial Park of which the above described premises is a part. The Grantee shall submit to the Grantor a preliminary plan showing general design of buildings, location on site, landscaping, etc., for approval. No buildings shall be constructed on said premises without prior written approval of a final construction plan by the Grantor. Such approval shall not be unreasonably withheld.
4. No more than one building shall be constructed or placed on the above described premises without the prior written approval of the Grantor. No additions or exterior structural alterations to any building or buildings on the above described premises

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shall be made without the prior written approval of Grantor. The Grantor's approval shall not be unreasonably withheld so long as additional buildings, additions, or alterations are in harmony with other buildings in said Industrial Park.

5. All buildings constructed on said premises shall be of non-combustible materials.

6. Each of the above restrictions shall continue and be binding upon the Grantee, his heirs and assigns, for a period of thirty (30) years from the date hereof, except restriction 2 which expires by its own terms on February 28, 2008. In the event that the Grantor's legal existence is terminated by dissolution, any of the foregoing restrictions requiring Grantor's approval shall, insofar as said approval is concerned, be null and void from the date of such dissolution.

This deed is given to Jane Bickford, spouse of Daniel D. Bickford, at the request of Daniel D. Bickford in full satisfaction of the Option Agreement dated September 14, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6028, Page 27.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Jane Bickford, her heirs and assigns, to her and her use and behoof forever.

AND it does COVENANT with the said Grantee, her heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors and assigns shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Waterville Area Industrial Development Corporation, has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Kenneth P. Viena, its President thereunto duly authorized this 7th day of August, 2002.

Signed, Sealed and Delivered
in the presence of

Waterville Area Industrial
Development Corporation

Catherine Roberts
Witness

By: Kenneth P. Viena
Kenneth P. Viena
Its: President

STATE OF MAINE
County of Kennebec, ss.

Date: August 7, 2002.

Personally appeared the above-named Kenneth P. Viena, President of said corporation as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his capacity, and the free act and deed of said corporation.



Before me,

William P. Subord
Notary Public

RECEIVED KENNEBEC SS.

2002 DEC 27 AM 9:00

ATTEST: Charles R. Smith
REGISTER OF DEEDS

WILLIAM R. SUBORD
Attorney At Law
Notary Public
My Commission Expires 03/31/2005